This Instrument Prepared by:
HAPPELL & WILLIAMS
2300 21st Avenue, South
Nashville, Tennessee 37212

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2335

12/17 17,94-

CHECK

TRUSTEE'S DEED

ADDRESS NEW OWNER:
PERRY R. HAPPELL
2300 21st Avenue, South
Nashville, Tennessee 37212

SEND TAX BILLS:
Perry R. Happell, Trustee
2300 21st Avenue, South
Nashville, Tennessee 37212

F68445

IDENTIF. REFERENCE

DEC 17 2 33 PM '79

FEE ... DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TENN.

RECEIVED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, this transfer is $ 4,408.13 .

Affiant

Sworn to and subscribed before me this 17th day of December, 1979.

Notary Public

My Commission Expires: Oct. 14, 1981

DEED

WHEREAS, by Deed of Trust dated March 7, 1979, of record in Book 5271, page 808, Register's Office for Davidson County, Tennessee, Gilbert Peach and wife, Birdie Mai Peach, conveyed the property hereinafter described to George P. Linebaugh, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and Perry R. Happell, Trustee, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Buford G. Frogge, was appointed Substitute Trustee and did give notice of the time and place of the sale by publication in The Nashville Record, a newspaper published in Davidson County, Tennessee for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on November 15, 11 and 29, 1979, respectively;

WHFREAS, pursuant to said notice, I the undersigned, Buford G. Frogge, Substitute Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Friday, December 7, 1979, at 12 noon, at the south door of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Perry R. Happell, Trustee, was the highest and best bidder, the amount of his bid being in the sum of $4,408.13.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Buford G. Frogge, Substitute Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Perry R. Happell, Trustee, his successors and assigns, the following described property in Davidson County, Tennessee, to wit:

Being Lot No. 16 on the Plan of Rains Heights, of record in Book 2663, page 85, Register's Office for said county.

Said Lot No. 16 fronts 58 feet on the North side of Moore Avenue and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Gilbert E. Peach and wife, Birdie Mai Peach, by deed from William E. League, of record in Book 3854, page 151, Register's Office for Davidson County, Tennessee

This conveyance is made subject to unpaid taxes.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Perry R. Happell, Trustee, his successors and assigns, forever.

I, Buford G. Frogge, Substitute Trustee, under the said Deed of Trust of record in Book 5271, page 808, Register's Office for Davidson County, Tennessee, do hereby transfer, assign and convey unto the said Perry R. Happell, Trustee, his successors and assigns, all of the right, title and interest in and to said property vester in me, and which I have a right to transfer, in as full and ample a manner as I as Substitute Trustee under the said Deed of Trust can or should do, but no further or otherwise.

IN WITNESS WHEREOF, the said Buford G. Frogge, Substitute Trustee, has hereunto set his hand this 7 day of December, 1979.

Buford G. Frogge
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, Sarah Jo Burton, a Notary Public in and for the State and County aforesaid, the within named Buford G. Frogge, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledge that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 12th day of December, 1979.

Sarah Jo Burton
Notary Public

My Commission Expires: Oct 18, 1981

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

4408.13- CO
11.44 CO TX
.50 PRFEE
6.00 WDEED
CHECK 17.94-
2335A12/17/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 68445

IDENTIF. REFERENCE

DEC 17 2 33 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 732016